

Bill No. 34  
2022

By-law No. Z.-1-222

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 99 Southdale Road West.

WHEREAS Southdale West Holdings Inc. has applied to rezone an area of land located at 99 Southdale Road West, as shown on the map attached to this by-law, as set out below;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 99 Southdale Road West, as shown on the attached map comprising part of Key Map No. A111 from an Urban Reserve (UR4) Zone and an Environmental Review (ER) Zone to a Residential R9 Special Provision Zone (R9-5( ) Zone and Open Space (OS4) Zone.
- 2) Section Number 13.4 of the Residential R9 (R9-5) Zone is amended by adding the following Special Provisions:

R9-5( ) 99 Southdale Road West

a) Regulations:

- |      |   |                       |
|------|---|-----------------------|
| i)   | Density<br>(maximum)  | 100 units per hectare |
| ii)  | Height<br>(maximum)   | 29.5 metres           |
| iii) | Front yard<br>(minimum)   | 6.0 metres            |
| iv)  | West Side Yard<br>(minimum)   | 6.5 metres            |
| v)   | East Side Yard<br>(minimum)   | 12.0 metres           |
| vi)  | Rear Yard   | 6.0 metres            |
| vii) | The density, lot area, lot coverage and landscaped open space calculations shall be based on a lot area which includes the lands in the abutting Open Space (OS4) Zone. |                       |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

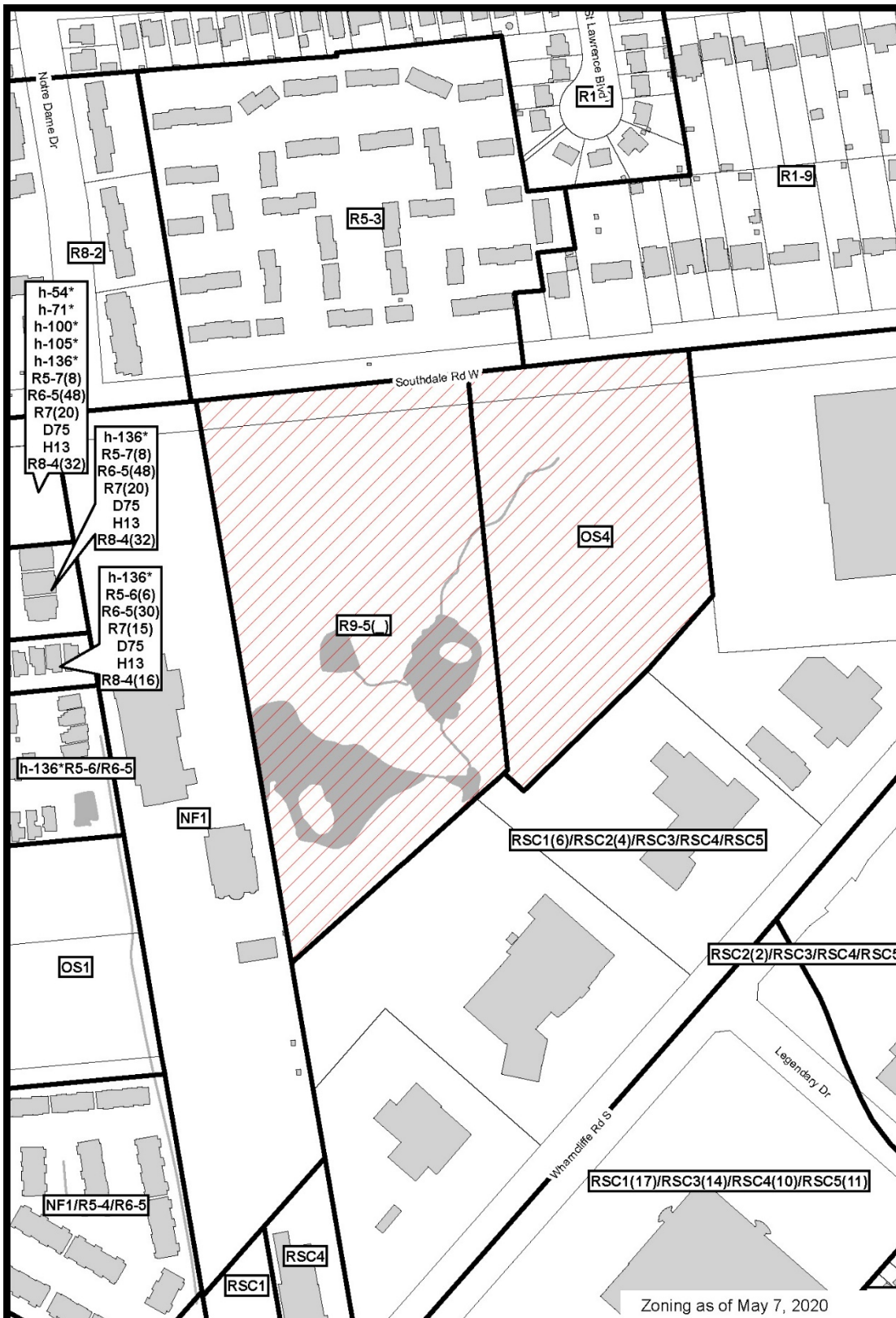
PASSED in Open Council on December 7, 2021.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – December 7, 2021  
Second Reading – December 7, 2021  
Third Reading – December 7, 2021

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9162  
 Planner: SM  
 Date Prepared: 2020/06/15  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

